OUR HISTORY

The Preservation Society of Asheville and Buncombe County (PSABC) was formed in 1976, with interest in preservation sparked by observance of the US Bicentennial, and in response to threats to local buildings and sites posed by neglect, insensitive alteration, and large-scale transportation projects. Disinvestment in downtown, plans for the open cut through Beaucatcher Mountain, and a proposal to turn Montford Avenue into a through street connecting to U.S.19-23 spurred formation of the volunteer group, which quickly incorporated and initiated work as a community non-profit. The Society advocated to City Council and County Commission to establish a joint city-county local landmark and historic district commission, to designate Montford as a local historic district, and to provide matching funds for local survey of historic buildings and sites. These actions made possible the historic designation of numerous sites and districts, and contributed to downtown revitalization and preservation of historic places county-wide.

Pebbledash

PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE CO.

A PUBLICATION OF THE PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE COUNTY — Summer 2023

Dogwood Health Trust Grant Announcement

We are thrilled to announce that Dogwood Health Trust has awarded PSABC with a $134,050 grant for the planning and design phase of the preservation and rehabilitation of Cappadocia Church!

PSABC purchased Cappadocia Church and the home at 32 Grail Street in January of 2022, saving them from demolition. Cappadocia no longer has an active congregation but is an important landmark in the East End Valley Street Neighborhood. In close partnership with the neighborhood, PSABC has worked to find new life for this charming little church. From the very beginning, affordable housing has been the most desired solution. While we know how to preserve a building, we needed help on the affordable housing front and we found that in our partnership with the Asheville Buncombe Community Land Trust (ABCLT).

Our long term goal is to preserve and rehabilitate both the church and the home, place permanent protections on the properties through preservation easements and then sell them to ABCLT who will make them permanently affordable. This goal of course comes with a number of challenges!

In January of this year, we used the Dogwood Health Trust funds to hire Chip Howell of Native Forms Architecture to complete architectural services and project manage the adaptive reuse of Cappadocia Church. He assembled a team of civil, structural, plumbing, fire protection, mechanical, and electrical engineers to complete the project. Currently this team is in the preliminary planning phase and by the end of this year we hope to have a final plan set.

We are so incredibly thankful to Dogwood Health Trust for their support of this phase of the project. We look forward to sharing our plans with you as the design process progresses.

Learn more about the long history of Cappadocia Church at psabc.org/architectural-tidbits. If you would like to find out about upcoming volunteer oportunities to help prepare these buildings for their rehabilitation, please contact amanda@psabc.org

Asheville and Buncombe County Land Trust's mission is to establish permanently affordable residential, commercial, and community spaces that empower Black, Indigenous, People of Color, and low- to moderate-income residents to build social, economic, and cultural capital. Find out more about ABCLT at abclt.org

MONTREAT STEWARDS: A SUPERIOR COURT WIN

The Montreat Stewards are very pleased to learn that they have won the appeal in the Buncombe County Superior Court. The judge, Peter Knight, is reversing the decision by the Montreat Board of Adjustment, thus revoking the permit to build a hotel on the lot in Montreat.

"This is a major win, and we are so grateful," said Priscilla Hayner, the spokesperson for the Stewards. "We are grateful both for the judicial process that has provided an independent forum to review the case, and for the extraordinary community support over the last two years that has led to this. We are so thankful to the many hundreds of active supporters who have been part of this effort, including the excellent support and expertise provided by PSABC."

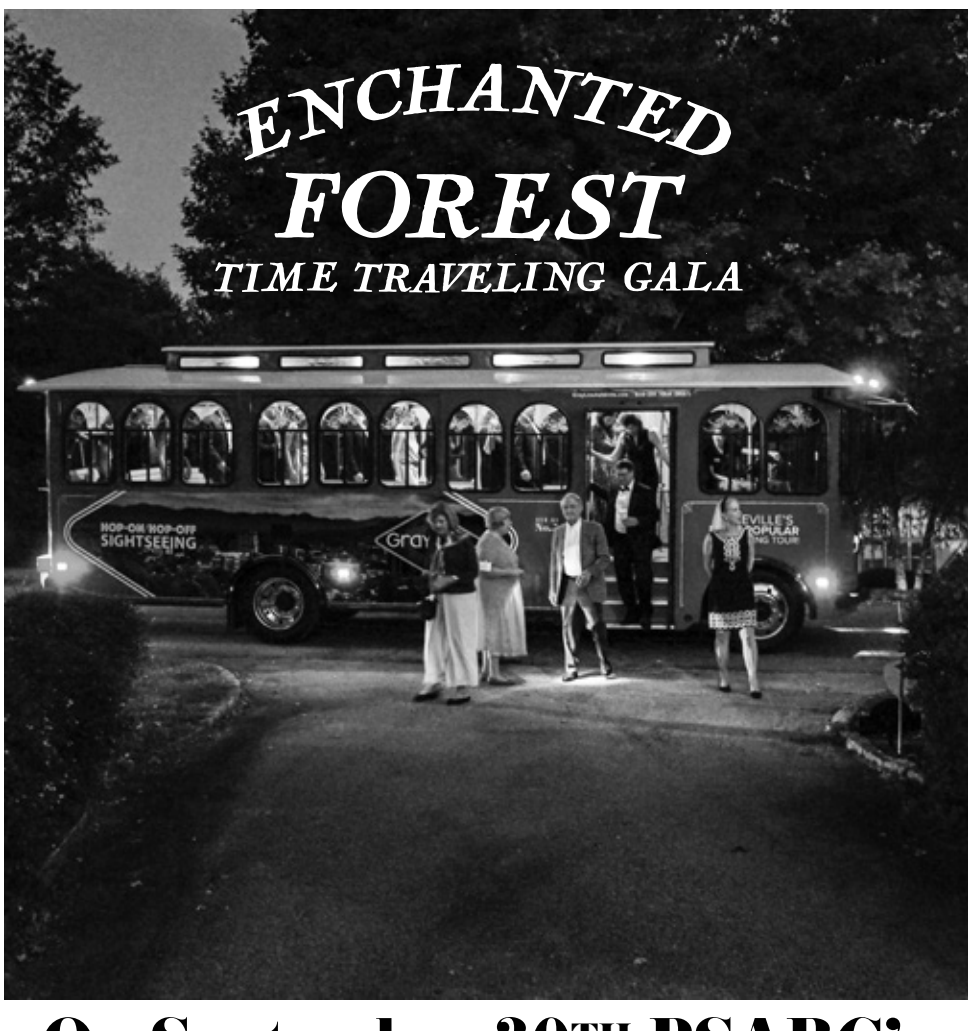
The Stewards argued that this proposed hotel — 40,000 square feet with an underground parking garage — violated numerous requirements set out in the Montreat Zoning Ordinance. The BoA hearing also violated basic due process requirements. It would require the demolition of three historic lodges, and the runoff and erosion would threaten the health of Flat Creek.

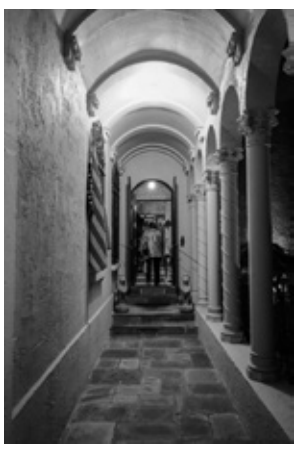
Judge Knight is expected to release his written decision in early to mid June, and we will then see the exact reasoning behind his decision.

Unfortunately, this news comes as the Montreat Retreat Association (MRA) has started work disassembling parts of the three historic structures. In a recent interview with the Asheville Citizen Times, the MRA's Vice President for Sales, Marketing and Communication said "The work we have done at the site is to prepare the lodges for eventual demolition," and "There are no plans to use Galax or either of the other two lodges going forward." In light of this decision, we urge the MRA to reconsider rehabilitating of the existing buildings.

In the meantime, PSABC has been a close partner to the Stewards throughout the last two years, and we join them in marking and celebrating this important win.

Priscilla Hayner, spokesperson for the Montreat Stewards





On September 30TH PSABC's Time Traveling Gala is back – and it is bigger & better than ever!

You are invited to join us on a tour of the Enchanted Forest. The evening begins with a glass of bubbly and a trolley ride to Biltmore Forest where you will spend the night traveling between three fabulous homes. At each home you will be treated to live music, delicious food and libations. At our final stop of the evening, all 300 guests will come together and party the night away! Individual tickets go on sale this summer. By joining us at this event, you will show our community your commitment to keeping Asheville the historic jewel of the mountains.

The Gala is the primary fundraiser for our Preservation Grants Program. To date PSABC has been able to support 32 projects in Buncombe County with $114,900 distributed back into the community for a wide range of preservation projects. *For a sneak peak of one the Time Traveling Gala homes this year check out the article on page 4!*

CONSIDER BEING A SPONSOR

Want to make sure you don't miss out on this event? You can purchase your sponsorship now by reaching out to Jamie Moody at jamie@psabc.org. Individual tickets will go on sale this summer.

From the Executive Director

This year, PSABC turns 47 years old! For most of those years, we were a volunteer only organization. Our Board of Directors and volunteers were a tenacious bunch and they got a lot done! In the 1990's we hired our first staffer, but it wasn't until 2010 when Jack Thomson was hired as our Executive Director that we had continuous full time staff. When I was hired in 2017, it was the first time PSABC had two full time staff members. As of this year, we have four employees at PSABC! Amanda Moore is our full time Preservation Specialist, Jamie Moody, who will be going on maternity leave soon, will be returning as our full time Director of Development and Amy Hornaday is our part time Office Manager.

Reading through this newspaper, you can see that there is much work to be done and we have plans to continue to grow to accomplish it all – but we need your help to get there! We couldn't accomplish any of this without our members. The recurring revenue from our membership program is the foundation of our fundraising activities. We hope you will consider becoming a member today and if you are already a member, we hope you will consider increasing your membership level or making an additional donation.

Thank you for your support over the last 47 years and here is to the next 47!

Sincerely,

Jessie Landl
Executive Director

PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE CO.

Our Mission
To conserve Asheville and Buncombe County's heritage and sense of place through preservation and promotion of the region's historic resources.

PSABC Board & Staff

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EXECUTIVE DIRECTOR
Jessie Landl

PRESERVATION SPECIALIST
Amanda Moore, AIA

FINANCE & OPERATIONS MANAGER
Jamie Moody

OFFICE MANAGER
Amy Hornaday

SPRING 2023 PRESERVATION GRANTS

The following properties were awarded grants for preservation work. Since the program began in 2019, PSABC has distributed $114,900 for 32 projects – all made possible by your generous donations.

BRICKS AND MORTAR

$5000 for gutter replacement at St. Matthias Episcopal Church

St. Matthias has been working to develop a comprehensive drainage and grading project which is needed to preserve the church buildings. We are excited to support this phase of their extremely well-researched and strategized stabilization of this significant historic landmark.

From the application: *St. Matthias was listed on the National Register of Historic Places in 1979. It is believed to be the oldest Black congregation in Asheville, established initially as a Freedman's Church in 1867.*

It was the location of the first school for Blacks in Asheville, beginning in 1872, and as far as we know was the only school for Blacks in the city until the first public school opened in 1885. The current church was built in 1892-94 by formerly enslaved master brick mason and congregant James Vester Miller, who went on to build the Asheville Municipal Building [now housing fire and police stations] *and other prominent public structures in the city. His descendants are active in the church today.*

PUBLIC EDUCATION

$5,000 to thoroughly update, rebuild, and refresh the Basilica Preservation Fund website

This contribution is relatively modest in light of the much larger fundraising efforts to preserve this important landmark, however, we hope that it will be instrumental in facilitating their much larger goal. We are pleased to support the Basilica Preservation Fund in this way!

From the application: *The Basilica Preservation Fund is an independent, all-volunteer, diverse, and non-sectarian 501c3, founded in March 2008 with the sole purpose of ensuring the future integrity of the art and architecture of the Basilica of St. Lawrence. We seek the successful certified historic restoration and preservation of both the exterior and interior of this circa-1909 landmark. Through restoration and preservation of this magnificent landmark, the BPF will:*

1. *Save history for future generations,*
2. *Safeguard an architectural treasure,*
3. *Preserve the historic beauty of Western North Carolina.*

This total effort is currently estimated to cost the Parish over $18 million, phased through the next five years.

BRICKS AND MORTAR

$5000 for plaster repair and painting of water-damaged walls at Berry Temple Church

Berry Temple is now home to the City as Classroom: The Berry Temple Community and STEAM Academy. The sanctuary is now used as a community auditorium and also hosts My Daddy Taught Me That students. PSABC is happy to support this adaptive reuse of an important historic church.

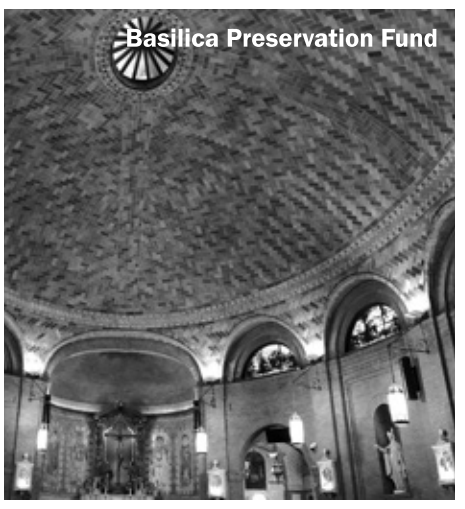
From the application: *In 1985, a calendar entitled "RELIGIOUS LANDMARKS", published by the Preservation Society of Asheville and Buncombe County featured Berry Temple Methodist Church as one of the oldest churches in the area, having been organized in 1887. A picture of the church was featured in the Preservation Society's News in October, 1985 together with a brief paragraph describing the church location and date of its founding.*

The church was organized in 1885 by Allen School Superintendent, Miss Aisie B. Dole. For eighteen years the congregation worshipped in the Allen School Chapel. In 1898, under the pastorage of H.L. Ashe, the church roll reported 64 members. In 1950, the church was condemned by the City of Asheville under its Civic Redevelopment Project N.C. R-13 wherein all surrounding neighborhood structures were demolished under a declaration of eminent domain, and immediately began a building fund of $75,000. New opening services were held on April 26, 1953 with classrooms, lecture rooms, a dining room, kitchen and sanctuary with new furnishings.

Berry Temple was one of the initial churches responsible for the construction of the Mountainside Interfaith Housing Complex and the establishment of the Asheville-Buncombe Cooperative Christian Ministry (ABCCM).

Visit us at PSABC.org to see past grant recipients and to learn about the upcoming Fall submission deadline.

St. Matthias Episcopal Church



Berry Temple Church

GRANT PROGRAM

More Information About Our Preservation Grant Program

We look forward to helping with emergency stabilization projects and restorations of important places, to helping neighborhoods receive designations such as recognition on the National Register of Historic Places and to encouraging and supporting new and unique education and research opportunities. We want to be surprised and humbled by the projects our community asks us to support!

As our city faces the inevitable challenges of growth, PSABC's voice and reach must expand. The important addition of this Preservation Grant Program comes in response to the needs of our community.

In 2023, we are offering up to $30,000 in grants (individual grants will be from $500 – $5000) to the public in three categories:

1. BRICKS AND MORTAR
Rehabilitation, restoration and repair of structures that are 50 years of age or older.

2. PUBLIC EDUCATION
Development of educational materials and programs that advance knowledge of our shared history.

3. PLANNING, SURVEY & DESIGNATION
Planning and design for building rehabilitation and restoration projects, historic resource surveys and local or national designations.

Meet The New Preservation Staff Members

Amanda Moore, AIA
PRESERVATION SPECIALIST

Amanda has a Bachelor of Architecture from Iowa State University and a Master of Historic Preservation from the University of Maryland. She combines her passion for history with experience in architectural design and historic preservation. She has experience with historic building research and documentation, building assessments, and developing treatment recommendations that are compliant with the Secretary of the Interior's Standards. In addition, she is a licensed architect and has been involved in every phase of the architectural processes, specializing in restoration and rehabilitation. She recently relocated here from Kansas City, MO, and is excited to get to know the city one historic building at a time! Help us welcome Amanda or reach out with your preservation questions at amanda@psabc.org.

Amy Hornaday
OFFICE MANAGER

A passionate advocate for preservation, Amy joins the PSABC staff as office manager. Amy is a graduate of the the University of Texas at Austin and lives in the Albemarle Park local historic district, has restored 4 historic homes and is eager to be a part of PSABC in her new role.

EASEMENT PROPERTY SPOTLIGHT

GUDGER HOUSE
89 Montford Avenue

Gudger House is PSABC's first historic preservation easement property. The ca. 1900 house is an asymmetrical two-story Queen Anne style house located in the Montford Historic District. It was constructed for Henry Lamar Gudger. The Gudger family remained in the house until the 1950s. By the 1970s, the house fell into disrepair. To prevent its demolition, PSABC acquired the house in 1978. Volunteers worked to stabilize the building while a new owner could be located. In 1981, the Legal Aid Service of Buncombe County Bar Association purchased the house. In the following years, the house was rehabilitated into a law office.

MANOR INN
265 Charlotte Street

PHOTO: ANDREW WING

The Manor Inn is the centerpiece of Albemarle Park. The original section of the Manor opened on New Year's Day 1899. Its success was immediate. In 1903, a wing was added on the west side of the building, and in 1914 the eastern wing was added. Over time, the Manor Inn evolved into a residential hotel and then closed in 1984. To rescue the building from demolition, PSABC purchased the building in 1989. PSABC sold the building to the newly formed Manor Inn Apartment Group in 1991 with our second historic preservation easement. In 1991, the Manor began being rehabilitated into apartments. It opened shortly after and remains apartments today.

BRIGMAN-CHAMBERS HOUSE
1006 Reems Creek Road

The Brigman-Chambers House is a symmetrical two-story I-House with Queen Anne detailing. The house's original portion is a ca. 1845 one-and-one half story, two room log structure. In ca. 1880, the house was expanded, and the original log house was incorporated into the lower level of the ell rear of the I-House. The house has exceptional details from both periods of construction and interior woodwork designed and fabricated by local builder Fabe Morris. The house was owned by the Brigman and Chambers families, local farmers and land speculators, who were some of the earliest settlers in Buncombe County. To permanently save the house, the homeowner donated a historic preservation easement to PSABC in 1999.

RICE-CORNELL-BROWN HOUSE
29 Rice Branch Road

PHOTO: ANDREW WING

The Rice-Cornell-Brown House is one of three mid-19th century houses in the Beaverdam Valley. It is an assemblage of three single-story log and frame blocks with side-gable roofs. The log cabin core was constructed in ca. 1850s. Later additions were added in 1890, 1927, and 1953. The house is an excellent example of the building trends of mid-19th century log cabins evolving into modest farmhouses as families became more established in Beaverdam Valley. In 2001, the homeowner donated a historic preservation easement to PSABC to permanently protect the house.

SALLIE LEE COTTAGE
18 Short Street

The Sallie Lee Cottage is a single-story, frame Queen Anne style house with a steeply pitched cross gable roof. It was originally constructed sometime between 1885 and 1888 and was located at 63 Asheland Avenue. In 2001, the owners had plans to demolish the building to redevelop the site. Instead of demolishing the building, they agreed to donate the house to PSABC with the stipulation that the house be moved. PSABC moved the house to Short Street in September 2001. Volunteers helped stabilize the house, and PSABC sold it in 2002 with a preservation easement.

Read more about easements at psabc.org

ASK A PRESERVATIONIST

Q. I own a 1960s house in East Asheville. Is it historic?

A. The simple answer is YES.

Historic buildings are any buildings or structures that are either:

- Individually listed in the National Register of Historic Places, a National Historic Landmark, and/or locally designated.
- A contributing structure in a National Register or Local Historic District.
- Is eligible for listing in the National Register of Historic Places. This is almost any building that is 50 years or older.

You can determine if your building is already individually listed or in a historic district through the City of Asheville Historic Preservation website and the North Carolina State Historic Preservation Office. You can also call the Preservation Society for help.

Even if you do not want to list your building on the National Register of Historic Places, your building can be considered historic. Buildings and structures are considered historic or eligible for listing in the National Register of Historic Places or local designation if they are 50 years old or older (as of this year – constructed in or before 1973) and meets one of the following four criteria:

A. The building or structure is associated with significant historical events or broad historical patterns.

Example: The Proximity Park Historic District is an example of a streetcar suburb developed at the turn of the 20th century, which is part of a broad trend in city development across the country. The historic district is also significant under Criterion C as an intact collection of residential and institutional buildings constructed between the turn of the 20th century and the Great Depression that show the evolution of popular architectural tastes.

B. The building or structure is associated with the lives of important historical individuals.

Example: The Douglas Ellington House was built and occupied by one of North Carolina's most prominent architects, Douglas Ellington. While living in the house, Ellington designed his most important works. It is also significant under Criterion C for its association with a master architect.

C. The building or structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.

Example: The Bruce A. and June L. Elmore Lustron House is an example of a Westchester Deluxe model Lustron House. Between 1947 and 1950, Lustron houses were modular houses designed and engineered for easy transportation and construction. They were primarily constructed of enamel-coated-steel panels that were fireproof and low maintenance.

D. The property has yielded or may be likely to yield information important in prehistory or history.

Example: The Alexander Inn in Swannanoa is not only significant under Criterion A for its importance in transportation history in western North Carolina and Criterion C as an example of an early log structure that was overbuilt to accommodate changes to the building, but the property could also yield archaeological information about the use of the site, its development, and general information about the movement of people through western North Carolina.

Historic buildings are all around us, from your grandparent's house to the corner store to the 1940s gas station down the road. Each building has a unique history to tell. They are just waiting to be uncovered.

THE BRUCE A. & JUNE L. ELMORE LUSTRON HOUSE

Preservation News

Local

ASHEVILLE MUSEUM OF HISTORY TO OPEN AT SMITH-MCDOWELL HOUSE
Asheville – In April 2023, the Western North Carolina Historical Association announced its plans to establish the Asheville Museum of History in the Smith-McDowell House. The museum will focus on sharing the diverse stories of the people and the land of Western North Carolina. The physical museum will open to the public in Fall 2023, but events and programs are taking place now. Visit ashevillehistory.org for more.

North Carolina

MYRICK HOWARD IS RETIRING
Raleigh – After 45 years of outstanding preservation work in North Carolina, Myrick Howard is retiring as President of Preservation North Carolina. He has suggested a retirement date of summer 2023 after he completes his 45 years at PNC. He hopes to stay involved with PNC on a limited basis. Look for more information about his retirement celebration! A Transition Committee has been formed to find a new President/CEO.

TED ALEXANDER RETIRES, JACK THOMSON NEW WESTERN REGIONAL DIRECTOR FOR PNC
Lincolnton, NC – Ted Alexander retires after 18 years as Preservation North Carolina's Western Regional Director. His retirement celebration was held at historic Ingleside on June 4th. Jack Thomson, former executive director of PSABC, is the incoming Western Regional Director. He plans to continue Ted's legacy of preservation success in Western North Carolina.

JACK THOMSON

National

HISTORIC TAX CREDIT GROWTH AND OPPORTUNITY ACT REINTRODUCED
Washington, DC – On March 2nd, the Historic Tax Credit Growth and Opportunity Act was reintroduced in the Senate and the House of Representatives. The bill includes the following:

Permanent Provisions

- Establishes a permanent 30% Historic Tax Credit for projects $2.5 million and less, making it easier to complete small projects.
- Eliminates the Historic Tax Credit (HTC) Basis Adjustment, bringing more value to HTCs and making it easier to pair with the Low-Income Housing Tax Credit.
- Reduces the substantial rehabilitation threshold, making more buildings eligible to use HTC.
- Makes the credit easier to use by non-profits organizations.

Temporary Provision (House Version)

- Provision to increase the HTC percentage from 20% to 30% for 2023 through 2026. The credit percentage would be phased down to 26% in 2027, 23% in 2028, and return to 20% in 2029 and after that.

AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES
Washington, DC – The National Trust for Historic Preservation released their 2023 list of America's 11 Most Endangered Historic Places on May 9th. The National Trust has generated its annual list since 1988 to draw attention to historic places in danger of being torn down or irreparably damaged. The sites on this year's list mirror the diversity of the American experience, as well as aspects that bind those experiences together, like creativity, entrepreneurship, perseverance, and cultural exchange. The list includes: Pierce Chapel African Cemetery, Midland, Georgia, Charleston's Historic Neighborhoods, South Carolina, Philadelphia Chinatown, Pennsylvania. See the full list at savingplaces.org.

JOHNNY BAXTER AWARD RECIPIENT, EMILY KERR

For the past four years, PSABC has partnered with the UNC Asheville History Department to present the Johnny Baxter Award to students who are furthering the study of African American contributions in Asheville and Buncombe County. The Baxter Award was created to honor Johnny Baxter, an Asheville native and preservationist, historian, and founding Board member of the PSABC. Mr. Baxter led the efforts to have the YMI Cultural Center listed on the National Register of Historic Places.

We are pleased to announce this year's award winner, Emily Kerr. Emily is a senior history major who will graduate from UNC Asheville in May of 2024. She has a passion for local history education that has brewed over a lifetime of historical volunteer work. Emily has been involved in the 828 research projects since June of 2022, when she joined the team as a research assistant. Last summer, she partnered with 2022 Baxter Award recipient Tori Rigsby to create a database for the headstones in South Asheville and Shiloh A.M.E. Zion cemeteries. She also conducted research on Rev. William Logan's family members and assisted with writing and editing narrative on the Logans for the 828's Old Shiloh Story Map project. Emily was also part of a team that conducted research and created a Story Map on Shiloh's Owens family, and as the Baxter Fellow she will collaborate with partners in New Media to complete the Old Shiloh Story Map. Congratulations to Emily!

Architect Charles N. Parker chose to design the Raoul's new Biltmore Forest home, named Raoulwood, in the English Arts & Crafts style, featuring half-timbering with rough-cast plaster walls, and an eye-brow roofed bay window, reminiscent of thatched English cottages.

Raoulwood and the Origins of Biltmore Forest

By Dale W. Slusser
Architectural Historian

George Washington Vanderbilt began building his 250-room French Renaissance château in the mountains of Western North Carolina, just south of Asheville in 1889. Designed by the renowned architect, Richard Morris Hunt, construction of "Biltmore" was completed by its grand opening during the Christmas of 1895. Along with the grand house, Vanderbilt also amassed a grand estate of 125,000 acres, which included 75 acres of formal and informal gardens surrounding the house, designed by renowned American landscape architect, Frederick Law Olmsted, and a vast forest to the southwest surrounding Mount Pisgah. Vanderbilt's accumulation of land was not an act of a greedy rich millionaire, but in fact, Vanderbilt was a pioneer in the emerging agri-science of sustainable land use practices, eventually using his land to establish a farm-to-table "market garden" farm, a nursery to propagate and sell native plants, an arboretum, a dairy, and perhaps his greatest experiment, a sustainable forest.[1]

Every grand estate in Britain, and so in America, needed an accompanying "village" to house the servants and "estate workers" and parish church. "Biltmore Village" was started immediately after the completion of the Biltmore House, just located outside the estate entrance at the "Best" depot, named for William Best, a principal owner of the Western Carolina Railroad Company which had brought rail service to the area in 1880. To add to his grand estate and village, Squire Vanderbilt married Edith Stuyvesant Dresser in 1898, who bore their only child and heir, Cornelia Vanderbilt in 1900. However, all this grand extravagance and costly land experiments and estate building barely lasted for fifteen years, before it was clear that economic measures would have to be undertaken to maintain the estate.

In the modern British documentary television series titled "Country House Rescue,"[2] owners of historic Country Houses and Estates in Britain, who are struggling financially, seek out the advice of experts on how the owners of these stately homes can protect the future of their historic buildings and estates. Most of these estates were built by wealthy ancestors in an age when they could be sustained through a sophisticated network of servants, tenants, and estate managers. But over the years they have been inherited by mostly cash poor descendants who have not the money nor the staff to adequately maintain an estate. Such was the state of Biltmore Estate in 1920, with its owner and builder George W. Vanderbilt having passed away in 1914, and its financial resources dwindling, something had to be done to secure its future. Like the British estates, one huge resource that the Biltmore Estate DID have was LAND!

As early as 1908, George Vanderbilt recognized that land was his primary resource. The Panic of 1907 was the impetus for Vanderbilt's first attempt to sell some of his land. The Biltmore Forest School, which had been established in 1898 to train future foresters and land managers, though being a success in its mission, was by 1908 a financial failure and burden to Vanderbilt. In 1908, George Vanderbilt instructed Carl Schenck, director of the Biltmore Forestry School, "to try to sell as much of Pisgah Forest as possible…"[3] and that in return Schenck, if he was successful in getting a buyer, would be paid "the standard agent's commission."[4] Instead of doing as requested, in 1909, Schenck negotiated a 10-year lease granting hunting and fishing rights on the 80,000 acres of Pisgah Forest land, to a group of men associating as the "Biltmore Rod & Gun Club," for $5,000 a year. George Vanderbilt, who was away from the estate when Schenck negotiated the lease, was furious with Schenck when he found out that he had not been consulted and felt that Schenck was not in a position to have made that decision on his own. Vanderbilt quickly repudiated the lease and by the following year, Schenck was dismissed.[5]

> The two main thoroughfares, which were more like long country roads, were called Vanderbilt Road and Stuyvesant Road, reflecting George and Edith's family roots.

The Weeks Act was passed by Congress on March 1, 1911, authorizing the federal purchase of eastern lands for conservation purposes. It permitted the federal government to purchase private land to protect the headwaters of rivers and watersheds in the eastern United States and called for fire protection efforts through federal, state, and private cooperation.[6] In 1913, George Vanderbilt offered to sell the 80,000 acres of the Pisgah Forest to the Federal Government, but the Federal Government declined the offer. But then in 1914, things took a dramatic turn! On March 6, 1914, George Washington Vanderbilt suddenly died from an undetected blood clot, a few days after what was thought to have been a successful appendectomy. He died at the Vanderbilt's house in Washington, DC, where they had moved to in 1908 for Cornelia's schooling. In his will, George Vanderbilt left the Biltmore Estate to his twelve-year old daughter Cornelia, along with $5,000,000 to be held in trust by his executors until "she becomes twenty-five years of age."[7] The widow, Edith Vanderbilt was left the house in Washington, DC, the house in Bar Harbor, Maine, and the 80,000-acre Pisgah Forest in North Carolina. Edith Vanderbilt and George's brother William K. Vanderbilt were appointed the executors/trustees of the estate.

BILTMORE ADAPTS AFTER GEORGE VANDERBILT'S DEATH

Following George's death, the fate of Biltmore Estate, Biltmore Village and the Pisgah Forest were now the responsibility of Edith Vanderbilt. "For all his riches," writes biographer Denise Kiernan, "George Vanderbilt was in many ways leaving behind an architectural albatross, one that would require a good deal of care and savvy financial maneuvering if it were to survive in one piece."[8] But Edith was up for the task, getting to work immediately. On May 1, 1914, in a letter addressed to the Secretary of Agriculture, Edith submitted a generous reduced offer to the U. S. Government to purchase 86,700 acres of the Pisgah Forest as a national park. The offer was so generous, at $5.00 per acre, that within the month her offer was accepted, and she was successful in selling the Pisgah Forest lands for $433,851.[9] Although this was a significant chunk of the Biltmore Estate, it still left 10,000 acres, including the Biltmore House and Village.

VANDERBILT VILLAGE OF BILTMORE IS SOLD

Following negotiations which have covered the last month, announcement ha sbeen made that Mrs. Vanderbilt, widow of George W. Vanderbilt, has sold to a corporation headed by George Stephens, Charlotte capitalist, pracitcally the entire village of Biltmore, including more than 100 houses, stores, offices, postoffice, etc. —everything there, in fact, except the Vanderbilt church and hospital,

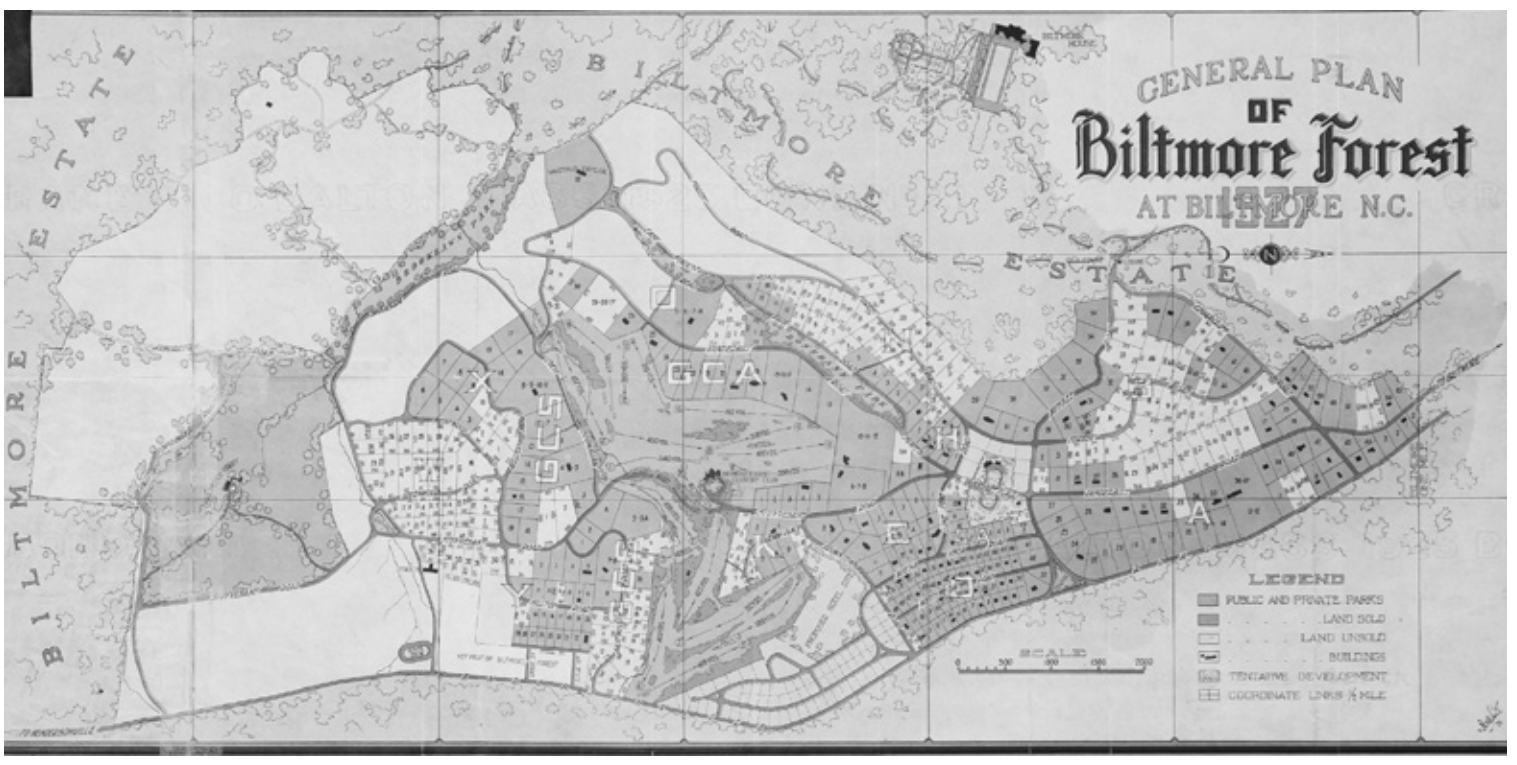
Another societal factor that threatened the success of Biltmore at that time, which is often overlooked, was the passing of the 16th Amendment to the U. S. Constitution, ratified in 1913. "The amendment stated, "Congress shall have the power to lay and collect taxes on incomes, from whatever source derived, without apportionment among the several states, and without regard to any census or enumeration." Later, Congress adopted a 1 percent tax on net personal income of more than $3,000 with a surtax of 6 percent on incomes of more than $500,000."[10] This new tax was at first only for the wealthy, however, since the Biltmore House and Village were bankrolled by the Vanderbilt income, this meant that a loss of personal income (to the government) was also a loss to the financial stability and sustainability of the Biltmore Estate.

One of the final blows to the financial stability of Biltmore was the devastating flood of 1916. The rising waters of both the French Broad and Swannanoa Rivers not only deluged the Biltmore Village creating havoc, but they also destroyed the Biltmore Nursery and greenhouses and also, the Market/Truck Farm businesses, which had straddled both sides of the Swannanoa. The Biltmore Nursery was one of the few Biltmore Estate ventures that was making a profit.

TWO STRATEGIC INITIATIVES FOR THE SURVIVAL OF THE BILTMORE ESTATE

By 1920, Biltmore Estate was struggling to survive. The economic woes of World War I, from 1917 to 1919, and the resultant loss of manpower further crippled the sustainability of the estate. In 1920, the trustees of Biltmore (Edith Vanderbilt and her brother-in-law, William K. Vanderbilt), upon the advice of their long-time lawyer, Judge Junius G. Adams, who had been called in as an advisor following the death of George Vanderbilt, decided to pursue two strategic initiatives. The first was to sell the entire Biltmore Village, excepting All Souls Church and the Biltmore Hospital, to a Charlotte, NC developer, George Stevens. This not only gave the estate some much needed cash, but also relieved them of the ongoing burden and expense of maintaining all the village buildings and its infrastructure.

The second initiative, which was more dramatic and extensive, was to sell off part of the Biltmore Estate to be developed into a "high-end" residential development. "Biltmore Estate Company Acquires Tract Two Miles Long on Hendersonville Road, for the Greatest Development In History of Western North Carolina," heralded the Asheville Citizen-Times, on June 20, 1920.[11] This exciting news was soon broadcasted across the states of North Carolina, South Carolina and Virginia. It was further reported that "those composing the Biltmore Estate Company" were "the Vanderbilt estate, with whom will be associated T. W. Raoul, former President of the Albemarle Park company; Burnham S. Colburn, capitalist of Detroit and Asheville; William A. Knight, capitalist of St. Augustine and Asheville; and Judge J. G. Adams of this city."[12] The reporter was mis-informed, as the "Biltmore Estate Company," a newly incorporated company, did not include the "Vanderbilt estate," but only the four



From Left to Right: This map showing the location of Biltmore Forest, shows the 1,400 acre parcel, along Hendersonville Road, southeast of the Biltmore House. The Pisgah Forest, shown southwest of the Biltmore House, had been sold off in 1914, and the Biltmore Village, to the northeast of the house, like Biltmore Forest, was sold off in 1920.

Thomas Wadley Raoul with his siblings gathered at Milfoil Cottage: (first row) Norman & Thomas (seated with his hat in his lap); (second row) Rebecca, Mary, William, and Eleanore; (third row) Gaston and Loring.

The flag flying in front of the Biltmore Forest Country Club shown shortly after its 1922 opening.

In 1921, the Biltmore Estate Company opened their sales office in an existing house (left) along Hendersonville Road, near the intersection of Buena Vista Road, before moving to a newly built office (right) on the east side of Vanderbilt Road at Busbee Road, in 1923. Both buildings are no longer standing.

mentioned businessmen.[13] The Vanderbilt estate, merely sold the land to the new company. However, they benefited not only from the cash generated by selling the 1,400 acres, but also, they were relieved again of the ongoing burden and expense of maintaining what was mostly unused land on the estate. Also, Edith Vanderbilt was supportive of the new adventure, and would eventually build her own house, called "The Frith" on a large tract in Biltmore Forest.

But this would be no ordinary 1920's development! Originally named, "Biltmore Estate Park," the name of he grand development, was soon changed to "Biltmore Forest," which kept its connections to Biltmore Estate, but also reflected the development's idyll of being an enclave of mini grand country estates. "There will be no lots for sale,"[14] it was announced, instead the new developments would be laid out in "tracts," the smallest being between 3 to 5 acres, and on up, with at least three tracts being of 100 acres each. The developers unabashedly advertised that, "The idea is to throw restrictions around the property so that wealthy people from all sections of the country will be attracted here, where they can purchase land and develop their own estates."[15] The two main thoroughfares, which were more like long country roads, were called Vanderbilt Road and Stuyvesant Road, reflecting George and Edith's family roots, and the other streets (roads) were named with "woodsy" names such as: Forest, Southwood, Eastwood, Greenwood, and Cedarcliff. Plans also included an 18-hole golf course, designed by Donald Ross with an accompanying Country Club. A grand hotel was also planned, to be located just off Hendersonville and Busbee Roads on the eastern edge of the development. The hotel was never built. Just five years after the start of this unique development, D. Hiden Ramsey, a local educator, described it thusly, "Biltmore Forest is not a city. Neither is it a suburb. It is a sanctuary for the retired business man and the active leaders of the professions and of industry who wish to escape in their homes from the tumult, unsightliness and neurotic life of the modern city."[16]

> In September of 1920, it was announced that the first four houses to be built in Biltmore Forest were just about to begin construction.

THOMAS RAOUL LEADS DEVELOPMENT

Although Thomas W. Raoul, was not the majority stockholder of the Biltmore Estate Company, according to a contemporary report he was "the leading spirit"[17] in the new company. This is not surprising as Raoul had just sold Albemarle Park development to E. W. Grove, in order to have the time and investment to give to the new Biltmore Forest development. In 1896, Thomas Wadley Raoul was a young twenty-year old, working in the offices of S. M. Inman Cotton merchants in Macon, GA, when he was suddenly "mowed down" with tuberculosis. As he later recounted, "At this point Father took over." Thomas was first sent off to the West, "to breathe its health-giving air," but to no avail. He soon found himself shipped off to Asheville to regain his health, where his Father, as part of Thomas's cure, put him to work cutting out and clearing "the Asheville Place" with a view to the possibility of cutting it into building lots and selling it. The "Asheville Place" was the Deaver farm on North Charlotte Street which Thomas's father, William Greene Raoul, a railroad executive, had purchased in 1886 as a summer home for the family. But following a suggestion by hotelier Col. Frank Coxe of the Battery Park Hotel, that they should build a boarding house, the Raouls decided to keep the property intact, build a boarding house/hotel and accompanying cottages to cater to the "summer people" who flocked to Asheville during the summer season.

William G. Raoul enlisted architect Bradford Gilbert to design the new hotel, which would be named "The Manor," and Raoul also enlisted landscape designer Samuel Parsons to lay out the grounds surrounding the hotel into sites for accompanying cottages.

The Raoul family lived in Atlanta and summered in Asheville, however, because of Thomas's tuberculosis, it was decided that Thomas should make Asheville his permanent home. So, Thomas Raoul became the fulltime project manager of his father's development which was named Albemarle Park. And following William G. Raoul's death in 1913, Thomas not only continued to manage Albemarle Park, but he also began a major redevelopment of the property, adding an addition to "The Manor" hotel and subdividing lots and building new cottages. And so, Thomas Wadley Raoul was the logical officer of the Biltmore Estate Company to head up the development of Biltmore Forest, not only because he was a fulltime resident of Asheville (and could be always onsite), but also because he had just finished almost two decades gaining experience in building and property development.

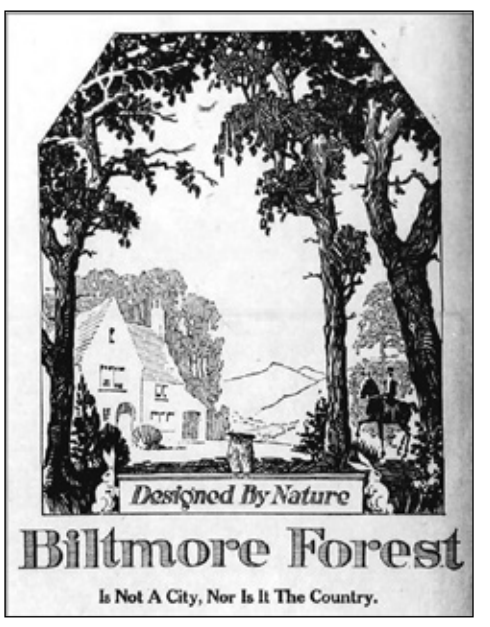
Raoul became the head salesman for the new Biltmore Forest development, beginning in 1921, first setting up a sales office in an existing house along Hendersonville Road, near the intersection of Buena Vista Road, before moving to a newly built office on the east side of Vanderbilt Road at Busbee Road, in 1923. In 1921, as the new office opened, the Biltmore Estate Company started its creative and enticing advertising. The ads which included a pen and ink sketch of an English country house set amongst a woodland setting with the mountains as its backdrop, featured a center plaque, bookended on each side by a bunny and topped by a roosting great-horned owl, which claimed, "Designed by Nature." Below the plaque in capital letters, the ad read: "BILTMORE FOREST, Is Not a City, Nor Is It the Country."[18]

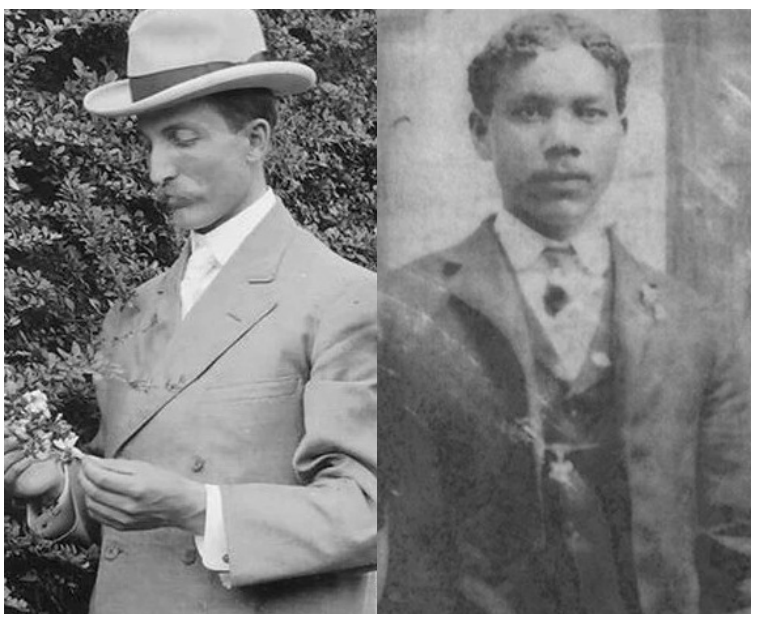
Construction of the new roads and golf course at Biltmore Forest began in earnest at the end of 1920, with Chauncey D. Beadle, head landscaper at the Biltmore Estate designing and directing the road layouts and landscaping for the new development. The Asheville Improvement Company was hired to construct a two-mile stretch of new entrance road from Biltmore Village.[19] The new road, named Vanderbilt Road, started near All Souls Church in the Village and ran through the center of Biltmore Forest. The landscape contracting, though directed by Beadle, was performed by landscape contractor, Samuel B. Barnes. Samuel B. Barnes, an African American had learned his trade under Beadle at the Biltmore Estate, where he had worked on the landscaping crew from 1889-1895, before striking out on his own and forming his own landscaping business.[20] Not only did Samuel B. Barnes, direct much of the landscape contracting, but later would serve as the first greenskeeper of the Biltmore Forest Country Club, from 1922-1924.

EARLY DELAYS IN BILTMORE FOREST

At the start of 1921, the "labor situation" in Asheville started to slow down the work on the new development. In January of 1921, the Biltmore Estate Company's directors warned that, "work on the club house will not be started until the cost of building in this section is proportional to the lower costs in practically every other locality in the South."[21] And then on February 27, 1921 the Asheville Times, reported that, "Construction of the clubhouse and three residences on the Biltmore estate property, on the Hendersonville road, South Biltmore, is being held up pending the decision of local labor in regard to wages."[22] It was further reported that Thomas W. Raoul, had told a "Times representative" that "Under the present wage scales, the company does not feel itself in a position to start actual construction."[23] In July of 1921, it was announced that the grading of the site of the new clubhouse for Biltmore Forest Country Club had begun, but that actual construction was not to start until September.[24] A month later, the Biltmore Estate Company's advertisement started to include an architectural rendering of the proposed clubhouse, designed by Baltimore architects, Edward L. Palmer and William D. Lamdin.[25] Finally, on July 4, 1922, on a wet soggy day, the Biltmore Forest Country Club was officially dedicated and opened by Edith Vanderbilt, accompanied by the raising of the U. S. Flag on an "identical flagstaff the late George W. Vanderbilt erected when Biltmore Village was founded."[26]

In September of 1920, it was announced that the first four houses to be built in Biltmore Forest were just about to begin construction. The four houses were to include: a brick residence for Dr. W. P. Mason on a four-acre tract along Hendersonville Road to be designed and named after the Masons' ancestral home "Gunston Hall;" and houses for three of the Biltmore Estate Company officers, B. S. Colburn, Judge Junius Adams and Thomas W. Raoul, all three of which, it was announced, would be built near the center of the development bordering on the





Above: Early advertisement for Biltmore Forest

Left: Chauncey D. Beadle, landscaper/nurseryman of the Biltmore Estate (left) and Samuel B. Barnes, landscape contractor (right) were responsible for the design and execution of the landscaping in the development of Biltmore Forest.

BONUS: RAOULWOOD WILL BE ONE OF THE AMAZING FEATURED HOMES AT THE SEPTEMBER 30TH TIME TRAVELING GALA! BECOME A MEMBER OR SIGN UP TO OUR EMAIL LIST TO BE THE FIRST TO LEARN ABOUT TICKETS. PSABC.ORG

Raoulwood *continued*

golf course.[27] The November 1920 issue of "The Manufacturers Record" listed the four residences to be built in Biltmore Forest; "Thomas W. Raoul, erect a $30,000 residence;" "Dr. W. B. Mason, Washington, DC, reported to erect $50,000 residence;" "B. S. Colburn, erect $60,000 residence;" "J. G. Adams, erect $30,000 residence."[28]

However, due perhaps to the labor disputes of early 1921, and the concentration on completing the Country club and golf course, and other unforeseen variables, the housebuilding schedule was slightly delayed. An August 1921 newspaper report gives us a more detailed and accurate account of the progress of the first houses being built in Biltmore Forest:

> *Among those who have already purchased property, fronting the [golf] course and who plan construction in the early spring [1922] are: Thomas Wadley Raoul, E. E. Reed, Fred Kent, Dr. Charles L. Minor, M. B. Perkins, Mrs. Emily Street of Jacksonville, and Walter Taylor. Judge Junius G. Adams will complete his residence in about ten days. The residence of B. S. Colburn is under construction and will be finished in late fall. When completed it will be one of the finest dwellings in this community, costing about $75,000.*
>
> *In Block "A" the following men have purchased sites and plan construction in early spring [1922]: Mrs. Annie R. Borroughs, Dr. J. B. Green, S. L. Forbes, Dr. W. P. Herbert, Dr. W. B. Mason of Washington, Mrs. B. H. Colburn, W. B. Frady. Dr. Carl V. Reynolds is now living on the property and expects to complete his residence very soon. Dr. Mason will erect a large residence, involving an expenditure of about $75,000. It will be patterned after an old colonial home.*
>
> *In Block "D" comprising smaller lots on the Hendersonville road, lots have been purchased by the following: T. A. Coxe, Jr., Ed Jones, L. Jarrett, Allen Williamson, Dion A. Roberts, Dr. A. F. Toole, and Mr. Kelly. William A. Knight has purchased a site in Block "B" and will build in 1922.*[29]

Raoulwood living room in Biltmore Forest.

Milfoil living room in Albemarle Park.

Perhaps all this building and selling activity in Biltmore Forest is what delayed Thomas Wadley Raoul from beginning construction of his own residence, until the Spring of 1922. Raoul and his wife Helen purchased lots 15, 16, and 17, along Vanderbilt Road in February of 1921.[30] Lots 15 and 16 fronted on Vanderbilt Road, but lot 17 which was as wide as lots 15 and 16 together, sat behind the front lots and bordered the golf course. It was on the larger lot 17 that they would build their house, overlooking the golf course. The Raouls chose local architect, Charles N. Parker, to design their new house. Charles N. Parker, originally from Hillsboro, Ohio, moved to Asheville in 1900, following his engineer brother, Harry M. Parker, who had moved here around 1898. C. N. Parker, first worked as a draftsman with noted Asheville architects "Smith & Carrier," where Richard Sharp Smith was the architect with Albert H. Carrier acting as engineer. In 1913 Parker began working on his own as an architect, and by 1920 had become a noted residential architect, especially in the higher-end neighborhoods of Grove Park and Kenilworth.

Parker chose to design the Raoul's new Biltmore Forest home in the English Arts & Crafts style, which derogatorily became known as "Mock-Tudor." First popularized by British architects during the late-Victorian and Edwardian decades, the style was inspired by the medieval country houses which dotted the English countryside, with their picturesque timber-framing, use of brick, stone, and rendering (stucco) for their exteriors, and the quintessential thatched or tile roofs. By the 1920's, both in Britain and in America, small houses based on the work of those Edwardian Arts & Crafts architects were being designed and built-in post-war housing booms. These "English-type" 1920's houses utilized re-interpretated medieval details, such as steep roofs, truncated gables and low-swooping roof slopes and projecting entrance porches. Parker no doubt became proficient in this style, while working for Richard Sharp Smith, a British architect who had made the style popular in Asheville with his designs for the cottages on the Biltmore Estate and Biltmore Village.

The Raouls had grown accustomed to and admired the English Arts & Crafts style which they had been surrounded by at Albemarle Park. Helen Raoul so liked the design of the living room at Milfoil cottage, their former home in Albemarle Park, that she asked architect Charles Parker to recreate it at Raoulwood complete with an identical fireplace with flanking bookcase, curved cove ceiling with dark oak beams, and its rough-plastered walls. However, the exterior of Raoulwood was not clad in wood-shingles as Milfoil cottage, but instead its exterior featured half-timbering with rough-cast plaster walls. An eye-brow roofed bay window at the home's interior stair is reminiscent of the eye-brow roofs and dormers used on medieval thatched cottages in Britain. Raoulwood was completed and the family moved in during 1923.

A TOWN IS FORMED

In 1923, Biltmore Forest, through an act of the North Carolina General Assembly, was incorporated into the Town of Biltmore Forest.[31] In 1929, despite ardent opposition, Asheville annexed a portion of Biltmore Forest, but fortunately that action was reversed in 1935 by an act of the North Carolina legislature. Today the Town of Biltmore Forest has over 1,300 residents and maintains its own government, police and fire departments. So many of Biltmore Forest's original buildings and residences remain, that in 1990, it was determined that the town was eligible to be nominated to the National Register of Historic Places. Although eligible, the town as a whole has not yet achieved National Register status, however, many of its houses have since been listed individually in the Register.

The Raoul family would own and occupy Raoulwood for the next eighty-five years. After the death of Thomas Wadley Raoul's daughter, Jane Raoul Bingham in 2001, the home was inherited by Jane's son, Thomas Wadley Raoul Bingham and his wife Sara. Thomas Bingham sold Raoulwood out of the family to Georgi and Elizabeth Kostov in 2008. The current owners, Todd and Angela Newnam, who purchased the home from the Kostovs in 2020, have completely restored Raoulwood to its original glory, while at the same time updating it to modern standards.

Endnotes & photo credits at PSABC.org

HISTORIC RESOURCES

CHAMPION

2023

The Historic Resources Commission of Asheville & Buncombe County is honored to hereby recognize the outstanding efforts of

Dale Wayne Slusser

On this the **Twenty-Fifth** *day of* **May, 2023**

For work in the community that has kindled among the citizenry of Asheville and Buncombe County an appreciation for the history or historic resources of the area. Thank you.

Emily Kite, *Chair*
Historic Resources Commission of Asheville & Buncombe County

HISTORIC RESOURCES COMMISSON

THE CITY OF ASHEVILLE

Congratulations to Dale Slusser for his much-deserved recognition this year by the Asheville Buncombe County Historic Resources Commission for his contributions to the history of our city, county & region.

Permanently Protected!

19 – 25 SOUTH FRENCH BROAD AVENUE

134 – 136½ BILTMORE AVENUE

138 – 140 BILTMORE AVENUE

The Preservation Society of Asheville & Buncombe County is happy to announce the donation of preservation easements on 19–25 South French Broad Avenue and 134–140 Biltmore Avenue!

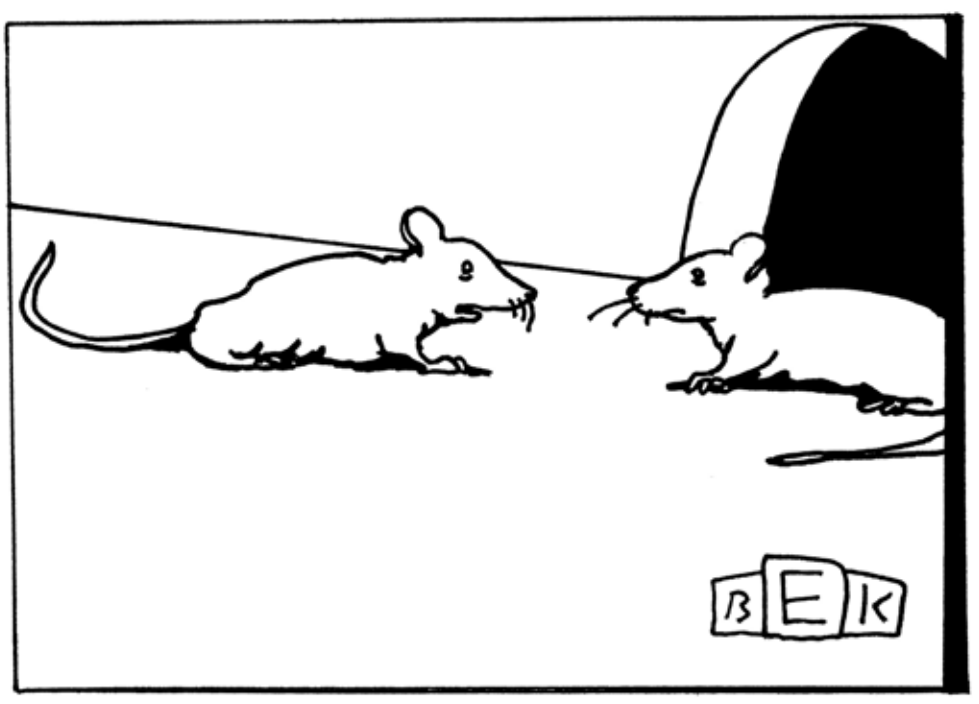
The building at 19 South French Broad was built ca. 1905 as a boarding house, and the building at 25 South French Broad was built ca. 1924 as a multi-family dwelling. South French Broad Avenue developed as a residential neighborhood, but these structures are the only two remaining on the block. We are excited to permanently protect these residential structures as a representation of the original neighborhood development.

The building at 134–136½ Biltmore was designed by Richard Sharp Smith around 1905, and the building at 138–140 Biltmore was constructed sometime between 1913 and 1917. These houses were constructed as flats or duplexes, which was typical of the single and multi-family houses that were developed along this section of Biltmore Avenue. These two buildings and our easement properties across the street at 123–137 Biltmore Avenue are the only residential buildings that remain from this era. We are thrilled that these beautiful buildings are now permanently protected!

UPCOMING EVENTS

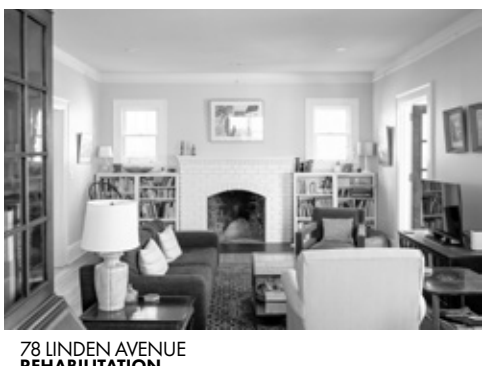
JUNE 22 .....PSABC Annual Membership Meeting
JULY 13 .....Pints with PSABC
w/ Jonathan Gach from Energy Home Inspection
AUGUST 13 ..... PSABC Annual Picnic
SEPTEMBER 30 .....Time Traveling Gala

Keep an eye out for more Education Programs in October & November! Join our email list so you don't miss out at PSABC.org.



"I'd much prefer to hide inside walls with original moldings."

APPLEWOOD MANOR: 62 CUMBERLAND CIRCLE
REHABILITATION



78 LINDEN AVENUE
REHABILITATION

83 W. CHESTNUT STREET
REHABILITATION

TALL JOHN'S: 152 MONTFORD AVENUE
REHABILITATION

162 W. CHESTNUT STREET
REHABILITATION

METRO WINES: 169 CHARLOTTE STREET
REHABILITATION

191 MURDOCK AVENUE
REHABILITATION

192 CHEROKEE ROAD
REHABILITATION

265 CUMBERLAND AVENUE
REHABILITATION

MCLEOD HALL
REHABILITATION

MARQUEE: 36 FOUNDY STREET
ADAPTIVE RE-USE

281 PEARSON DRIVE
INFILL CONSTRUCTION

GEORGE W GIBSON SR /
SOUTH ASHEVILLE HISTORY INTERPRETIVE SIGN
RESEARCH, PUBLICATION, AND EDUCATION

JENNIFER CATHEY
PRESERVATION

GRIFFIN AWARD WINNERS

PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE CO.
GRIFFIN AWARD

REHABILITATION
APPLEWOOD MANOR (62 CUMBERLAND CR)

OWNERS: Robin and Stephen Collins • *ARCHITECT:* BCA Architecture and Design • *CONTRACTOR:* The Hands of Sean Perry Co. *TRADE CONTRACTORS:* Conservation Pros • DLV Roofing Systems, Inc. • Grove Cabinet Gallery • Mediterranean Tile • Mike Dylewski Plumbing • Mountain Marble • Nelson Martinez Painting Inc. • Smokey Mountain Lumber Inc. • Whole Log Reclaimed

Robin and Stephen Collins began their transformation of the Applewood Manor into a boutique B&B Hotel in 2020. They first set out to create a five-star kitchen to host local and world-renowned chefs. They then turned their focus to the exterior and restored the original 111-year-old cedar shake siding, repaired the wood trim, and restored the porches.

REHABILITATION
78 LINDEN AVE

OWNERS: Jenna and Tom Wolf • *INTERIOR DESIGNER:* Hearth & Home Interiors • *CONTRACTOR:* Adams & Adams Construction, Mark Anderson & Harlan Johnson • *TRADE CONTRACTORS:* Anything Plumbing • Dixie Grading Contractors • Forest Millwork • Integrated Landscaping • Jim Wilson Lighting and Fixtures • Logan Restoration and Contracting • Old Town Salvage Co. • Provence Paint • Remtech Environmental LLC • Shockwave Electric • WNC Masonry Restoration

Jenna and Tom Wolf were committed to returning this house to its former glory. The original materials were carefully restored. When required, materials were removed and cataloged for reinstallation. The front porch was even reconstructed after a partial collapse. The rehabilitation is an example of how restoring and reusing historic material can create a warm and timeless style.

REHABILITATION
83 W. CHESTNUT ST

OWNER: Katie Skinner • *ARCHITECT:* Tim Fierle, AIA • *CONTRACTOR:* The Hands of Sean Perry Co. *TRADE CONTRACTORS:* All Seasons Siding, Guttering and Windows • Bingaman & Son Lumber, Inc. • Grove Cabinet Gallery • Infinity Colors LLC. • Mike Dylewski Plumbing • Mountain Marble and Granite • ProSource Plumbing Supply • Rodriguez Flooring LLC. • Shield Architectural Products • Smokey Mountain Lumber Inc. • Volt Electric USA • White and Williams, Inc. • Whole Log Reclaimed • Sean Perry

Katie Skinner was able to blend the preservation of the original exterior materials of the house with her personal style and need for a larger kitchen in this rehabilitation. A rear addition was constructed for the new kitchen, and special care was taken to ensure that it tied into the original architecture of the home.

REHABILITATION
TALL JOHN'S (152 MONTFORD AVE)

TALL JOHN'S OWNER: Lillian and Trevor Payne • *OWNERS:* Michael McDonough and Hans Doellgas • *INTERIOR DESIGNER:* Alchemy Design Studio Inc. • *CONTRACTOR:* J&N Construction *TRADE CONTRACTORS:* Bill Brooks • Bill Melanson • Iron Maiden Studios Inc. • Judy DeLeon • Kevin Hogan • Rodriguez Flooring LLC • Ted Harper

Trevor Payne had this building in mind for his restaurant for more than a decade. After nine months of rehabilitating the interior space into a neighborhood tavern, Payne opened Tall John's in October 2022. The rehabilitation honors the building's historic character while creating a modern restaurant.

REHABILITATION
162 W. CHESTNUT ST

OWNER: J. Blanding Holman and Susannah R. Knox • *ARCHITECT:* Kennedy Design Studio • *CONTRACTOR:* Rolling Roots LLC

Blan Holman and Susannah Knox kept preservation at the forefront while completing this rehabilitation. They restored the original spaces and materials and installed a new, historically appropriate stair to the second floor. Their dedication to preserving this house has given it new life and returned it back to its former splendor.

REHABILITATION
METRO WINES (169 CHARLOTTE ST)

METRO WINES OWNER: John Kerr • *OWNERS:* Mary Ferguson, Jane Flanagan, and Nobby Reidy • *CONTRACTOR:* MLM Residential Services, LLC

With this rehabilitation, Metro Wines hoped to preserve a little of what Charlotte Street once was, return the building to its original glory, and reduce its carbon footprint. The project began by peeling back the layers of previous renovations and exposing the original materials. Next, they installed new insulation on the walls and roof to reduce their carbon footprint.

REHABILITATION
191 MURDOCK AVE

OWNERS: Kelledy Francis and Jon Claude Bieschke • *REALTOR:* Melissa Sites, Realty World Marketplace *TRADE CONTRACTORS:* Alexander Painting Co. • Apex Pest Control • Asheville Vacation Rental Cleaning • Bolton Construction & Service Of WNC, Inc. • Brock Heating and Cooling • Contreras Team • Delozier Fence • East Coast Granite of Asheville • Gonzales Brothers • Good Help Gardening • Good Times Gardens • Green Mountain Space Professional Organizing • Gutter Systems and Maintenance • Hannah's Treasures Vintage Wallpaper • Heydi's Cleaning Service • Hiviz Tile • Ilya Custom Cabinets • IndustreeHaus LLC • J. Aaron LLC • James Proffitt Carpentry • JD Roofing and Repair • JOZ Hauling and Transport, LLC • Junkernauts, LLC • Kinney Concrete Services • Lane Roofing and Restoration LLC • Living Stone Masonry • Lowe's Home Improvement - Flooring and Blinds Departments • Medlock & Associates Engineering, PA • Mr. Electric of Asheville • Owen Rhodes Carpentry • Pace Fomin Grading & Demolition, LLC • Prasad Carpentry, LLC • Quality Air • Ready, Willing & Able Painting, Inc. • Riverside Handyman Solutions • Rodman Landscaping and Design LLC • Seth Grube, Carpentry • Terminix • Touch of Glass

Kelledy Francis and Jon Claude Bieschke purchased the house in February 2021 and began a thorough rehabilitation of the house – inside and out. They poured their time and effort into rehabilitating this house and allowing it to shine for years to come.

REHABILITATION
192 CHEROKEE RD

PROPERTY OWNERS: Kevin and Eliza Meadows • *INTERIOR DESIGNER:* Hearth and Home Interiors • *CONTRACTOR:* Adams & Adams Construction, Mark Anderson & Harlan Johnson • *TRADE CONTRACTORS:* Anything Plumbing • Dixie Grading Contractors • Shockwave Electric

Eliza and Kevin Meadows fell in love with this historic structure and its breathtaking views. When they purchased the house, they were committed to rehabilitating it. They first set out to repair past renovations that left the house structurally unstable and potentially unsafe. They then created a space that honors the past while creating a warm living space.

REHABILITATION
265 CUMBERLAND AVE

OWNERS: Andy and Jen Ayala • *INTERIOR DESIGNER:* Kris Watson Interiors • *CONTRACTOR:* Elm Construction LLC *TRADE CONTRACTORS:* Asheville Window and Door, Inc. • Hoeh Works Inc. • Peter Hobbs Tile • Smokey Mountain Foam Insulation LLC • T. P. Howard's Plumbing Co. • White and Williams Heating and Cooling

Andy and Jen Ayala purchased the house in 2021 and started a twelve-month rehabilitation to convert it back to a single-family residence. The house underwent a complete transformation that respected the history of the house and restored the original materials while incorporating modern elements.

REHABILITATION
MCLEOD HALL

OWNER: Montreat College/John Beaghan *ARCHITECT:* Fisher Architect, PA • *ENGINEERS:* Sims Group Consulting Engineers PC • Medlock & Associates Engineering, PA • Davis Civil Solutions PA • *CONTRACTOR:* Vannoy Construction

The McLeod Hall at Montreat College sat vacant since 2012 and incurred significant water damage and mold. The building was completely rehabilitated for faculty offices, Cybersecurity classrooms and offices, and the Carolina Cyber Center. Through this rehabilitation, a new life has been brought to McLeod Hall, and the historic building can continue to be used by future generations.

ADAPTIVE RE-USE
MARQUEE (36 FOUNDY ST)

OWNER: Eddie Dewey • *MARQUEE OWNER:* Robert Nicholas • *CONTRACTOR:* Beverly-Grant, Inc.

The Marquee started its journey of transforming a former tannery building into an art gallery in 2020. New concrete floors were installed throughout the building, with new glass windows and doors in the original wall openings. New lighting was installed along the bottom of the original trusses, and a new bar and partitioned vendor spaces finished this design-centric marketplace.

INFILL CONSTRUCTION
281 PEARSON DR

OWNERS: Lillian and Trevor Payne • *ARCHITECT:* Michael McDonough Architect, PA • *INTERIOR DESIGN CONSULTING:* Alchemy Design Studio Inc. - Traci Kearns • Erin Lake • *CONTRACTOR:* J&N Construction

Inspired by the historic houses in the Montford neighborhood, this new house references the historic character of its neighborhood without mimicking the established built environment. This new wood shingled and clapboard two-story infill house has a clipped side gable roof with a front cross gable. This house sets an excellent example for future infill houses.

RESEARCH, PUBLICATION, AND EDUCATION
GEORGE W GIBSON SR / SOUTH ASHEVILLE HISTORY INTERPRETIVE SIGN

SIGN LOCATION: Kenilworth Park – 79 Wyoming Rd • *SIGN OWNER:* Kenilworth Residents' Association (KRA) • *HISTORIAN:* History at Hand, Sharon Fahrer • *DESIGNER:* Ross Terry, KRT Graphic Design • *INSTALLERS:* Department of Parks & Recreation, City of Asheville, Pete Wall • *FABRICATION:* Henco North • Welding Unlimited

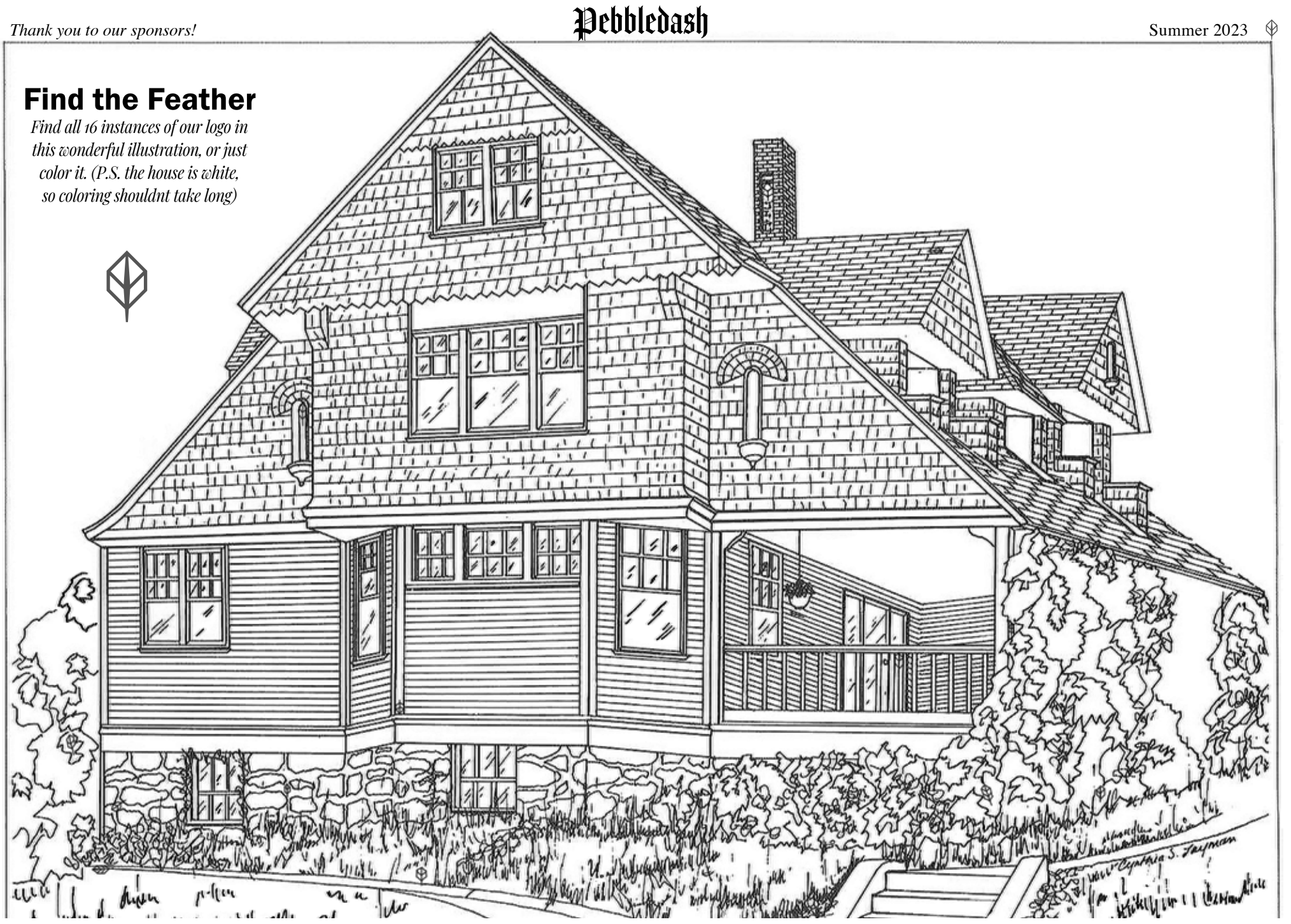
This new interpretive sign is located in Kenilworth Park, on land previously known as South Asheville. Beginning in 2020, the KRA Historical Committee started researching and creating interpretive panels to educate the public on community leader George W. Gibson Sr. and Kenilworth's early history as South Asheville.

PRESERVATION
JENNIFER CATHEY

Restoration Specialist, architectural historian, trusted advisor, and dear friend, Jennifer Cathey's passion and commitment to historic preservation extends into all aspects of her life. As a staff member for the Western State Historic Preservation Office, Jennifer has been involved in the preservation of countless historic structures. In addition, for over a decade, Jennifer has been a committed supporter, volunteer, and longtime Board member of the Preservation Society.

Find the Feather

Find all 16 instances of our logo in this wonderful illustration, or just color it. (P.S. the house is white, so coloring shouldnt take long)



Dr. Charles C. Orr House, 179 Montford Avenue (1891) – This house was built for Mr. and Mrs. George Davis and purchased by Dr. and Mrs. Orr in 1913. One of the first built in the Montford development, which was begun in 1889, it remained in the Orr family for forty-seven years. The plan for the house came from the pattern book, Building Designs, by R.W. Shoppell, dating from the 1880s. This model was built facing south so its interesting side faces the street. According to the local pattern book, the estimated cost of having this shingled house constructed by a local builder was $3000. When Eric and Rebecca Halvorson purchased the home in 2018, it had been essentially untouched in nearly 100 years. They began a complete rehabilitation of the home in 2019 and were awarded a Griffin Award for their amazing work.

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